



City of Santa Barbara

PLANNING COMMISSION

AGENDA

APRIL 13, 2017

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Jay D. Higgins, *Chair*
Lesley Wiscomb, *Vice Chair*
John P. Campanella
Mike Jordan
Sheila Lodge
Deborah L. Schwartz
Addison Thompson

STAFF:

Beatriz Gularte, Senior Planner
Julie Rodriguez, Planning Commission Secretary

NOTICES

A. THURSDAY, APRIL 13, 2017

SPECIAL LUNCH MEETING

12:00 NOON

De La Guerra Plaza
City Hall, Room 15, Upstairs

The Planning Commission will meet informally with City staff to discuss the following:

1. Car Share/Zip Car - *Update*
Contact: Peter Brown, Associate Transportation Planner
Email: PBrown@SantaBarbaraCA.gov

Phone: (805) 897-2669

The following item will be heard if time permits:

2. Regulation of Vacation Rentals as Hotels – *Update*
Contact: Danny Kato, Senior Planner
Email: DKato@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 2567

Contact: Marck Aguilar, Project Planner
Email: MAguilar@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5399

3. An update on status of long-range projects, new legislation, zoning enforcement items, status reports on previously approved projects, and future agenda items.

PLEASE BE ADVISED

PUBLIC HEARING PROCEDURE: This agenda is subject to change. Applicants and interested parties should plan to arrive at 1:00 p.m. For longer agendas, meeting attendees are encouraged to monitor the City TV broadcast to plan their arrival time.

The order of presentation after the Chair introduces an item is as follows: 1. Staff Presentation (15 minutes)*; 2. Applicant Presentation (15 minutes)*; 3. Public Hearing*; 4. Additional response by Applicant/Staff (5 minutes each)*; 5. Commission questions and comments; 6. Commission consideration of Findings and Conditions of Approval; and 7. Motion, discussion of motion, decision, and vote by the Commission. *Time may be extended or limited by the Chair.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. After receiving recognition from the Chair, approach the podium and speak into the microphone. State your name and purpose for appearing. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to PC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to PCSecretary@SantaBarbaraCA.gov. Please submit 12 copies of any material over 2 pages at the Planning & Zoning counter, 630 Garden Street. Please note that the Planning Commission may not have time to consider written comments received after 4:30 p.m. on the Monday before the meeting.

AGENDAS, MINUTES, & REPORTS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/PC. Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours.

PLANS & ADDITIONAL INFORMATION: The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, contact the Case Planner as listed in the project description. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the City Administrator's Office at (805) 564-5305. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: Planning Commission meetings are broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/PCVideos.

APPEALS: Some items before the Planning Commission may be appealed to City Council. The appeal, accompanied by the appropriate filing fee per application, must be filed with the City Clerk's office within 10 calendar days of the Planning Commission decision.

I. ROLL CALL

II. PRELIMINARY MATTERS

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. Due to time constraints, each person is limited to two minutes.

III. CONTINUED ITEM

NEW ZONING ORDINANCE CONTINUED FROM MARCH 9, 2017

The Draft New Zoning Ordinance (NZO) proposes updates and new formatting for the Zoning Ordinance, which is Title 28 of the City's Municipal Code. The Zoning Ordinance establishes the zone classifications, permitted uses in each zone, development standards and regulations, and the development review process for the City. Development standards related to growth, such as residential density, and amount of nonresidential growth allowed remain unchanged. The

majority of the proposed changes consist of reformatting and modernizing language, and clarifying existing regulations; however, a number of changes to zoning regulations are proposed. The legislative actions required include:

1. General Plan Map Amendment to re-designate Veronica Meadows Specific Plan Area A (APN 047-010-064) from Low Density Residential (Maximum 2 dwelling units/acre) to Open Space;
2. Amendment to the Certified Local Coastal Program Implementation Ordinances (SBMC §28.44.250.D); and
3. Amendment to Title 28 (Zoning Ordinance & Zoning Map), Title 29 (Airport Zoning Ordinance & Airport Zoning Map), Specific Plan 9-Veronica Meadows, Title 9 (Public Peace and Safety), Title 22 (Environmental Policy and Construction), Title 27 (Subdivisions), and related Titles of the Santa Barbara Municipal Code (SBMC §28.92.020). The Planning Commission will make a recommendation to City Council for changes to Titles 27, 28, and 29.

The Environmental Analyst has determined that the proposed amendments are implementing actions of the 2011 General Plan and within the scope of the Certified Final Program Environmental Impact Report (EIR) for the General Plan. An Addendum to the Certified Final General Plan Program EIR provides documentation of environmental analysis of the proposed amendments under California Environmental Quality Act (CEQA).

Contact: Marck Aguilar, Project Planner
Email: MAguilar@SantaBarbaraCA.gov

Phone: (805) 564-5470, ext. 5399

IV. ADMINISTRATIVE AGENDA

- A. Committee and Liaison Reports
 1. Staff Hearing Officer Liaison Report
 2. Other Committee and Liaison Reports

V. ADJOURNMENT